



ARCHITECTURAL GUIDELINES

Introduction

These Community Standards and Guidelines were conceived to guide the development of Quarry Lake and have been promulgated in accordance with the Quarry Lake Homeowners' Association, Inc.

The Community Standards and Guidelines contained herein, as amended or supplemented from time to time, apply to the design of all Living Units and other private buildings, as well as landscapes. The Declarant of the Architectural Control Committee ("ACC"), as applicable, shall consider Design Review Applications in accordance with the Community Standards and Guidelines. The "ACC" shall sometimes be referred to as the Quarry Lake Architectural Control Committee. As used herein, the term Architectural Control Committee, or ACC, shall include the Declarant for so long as the Declarant's Rights and obligations are in effect and the Declarant elects to exercise the design control functions.

Public and civic buildings are exempted from the provisions of the Community Standards and Guidelines: their design is to be negotiated with the ACC.

Variances to the Design Standards and Guidelines may be granted on the basis of unusual programmatic requirements, peculiar site constraints, hardship, or architectural merit as determined by the ACC.

No approvals granted by the ACC shall eliminate the necessity for an applicant to obtain all necessary governmental approvals and permits, and all improvements shall be in accordance with applicable Community Standards and Guidelines and local laws and regulations.

Exceptions to the Community Standards and Guidelines may be granted by the ACC for architectural merit, site conditions or extenuating circumstances.

Unless otherwise defined in these Community Standards and Guidelines, capitalized terms used herein shall have the meanings set forth in the Quarry Lake Community Documents.

Quarry Lake Architectural Control Committee (ACC)

Function

The primary function of the Quarry Lake Architectural Control Committee (ACC) is to encourage architectural harmony and to ensure that all property owners adhere to the Community Standards and Guidelines. No structure or improvement shall be erected or altered until the approvals described in this document have been obtained.

Scope of Responsibility

The ACC will also review all property owners' improvements, including alterations and modifications to structures (even after initial construction is complete), limited to improvements visible from street or neighboring residences including, but not limited to walls, painting, renovations and landscaping. Approval by the ACC does not relieve an owner of the obligation to obtain government approval(s).

Enforcing: Powers

Should a violation occur, the Association has the right to such injunctive relief, which may require the owner to stop, remove, and/or alter any improvements in a manner that complies with Standards and Guidelines and approvals granted by the ACC.

Limitations of Responsibilities

The primary goal of the ACC is to review applications and determine if the proposed improvements(s) conform to the Community Standards and Guidelines. The ACC does not assume responsibility for any constructions, including, but not limited to, the following:

- Structural adequacy, capacity, or safety features.
- Non-compatible or unstable soil conditions, soil erosion, etc.
- Compliance with any and all building codes, safety requirements, and governmental laws, regulations or ordinances.
- The performance or quality of work of any contractor.

Committee Members

The ACC shall consist of individuals appointed by the Declarant, or subsequently, by the Board of Directors. The ACC may, but shall not be required to, consist of the Declarant, an architect, a landscape architect, and/or property owner(s).

Review Policies

The ACC reviews each Architectural Review Application and either grants approval, grants approval with stipulations, or denies approval, and returns one set of documents with comments. The applicant shall be notified of the decision of the ACC within forty-

five (45) days from the management company. In the event the ACC fails to advise the applicant by written notice within forty-five (45) days of receipt from the management company of a complete application, the applicant may give the ACC written notice of such failure to respond, stating that unless the ACC responds within ten (10) days of the receipt of such notice, approval shall be deemed granted. The ACC may deny approval if the application is incomplete. Revised applications shall be reviewed in the same fashion as the initial application. An application may be withdrawn without prejudice, provided the request is made in writing and filed with the ACC prior to review of the application.

Variances and Expectations

All requests for variances and expectations to the Community Standards and Guidelines must be made in writing. Any variances and expectations shall be considered unique and will not set precedence for future variances or exceptions.

Construction Observations and/or Inspections

The ACC or a designated individual may make periodic observations and/or inspections to verify compliance of the improvements with the approved applications. To ensure compliance, the ACC is empowered to notify homeowners of violations of the Community Standards and Guidelines and to refer such violations to the Managing Agent or Board of Directors for enforcement of the Community Standards and Guidelines, including an action in a court of law.

Waiver and Additional Requirements

The Community Standards and Guidelines have been adopted to assist property owners and the ACC. However, when deemed appropriated by the ACC, the ACC has the right to waive some or all the Community Standards and Guidelines for any proposed improvements(s).

ENFORCEMENT PROCEDURES

The Documents of the Association empower the Managing Agent to enforce compliance with the Association's Community Standards and Guidelines. The following enforcement procedures will be used to ensure compliance.

1. A violation may be observed and reported to the Managing Agent by a member of the ACC, the Board of Directors, the Managing Agent, or a homeowner. In the case of homeowners wishing to report a potential violation, a written notification should be transmitted to the ACC or Managing Agent.
2. The alleged violation will be confirmed by a site visit by a member of the Managing Agent.
3. The Managing Agent will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation. Notice will be sent by certified mail where the violation is deemed to involve an emergency or where such violation, if not remedied, will increase or enhance with the passage of time.
4. If the violation continues for thirty (30) days after notification to the resident in violation (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty (30) days a letter will be sent by certified mail to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter (or alternatively, that the resident in violation must submit to the ACC or Managing Agent a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured with the fifteen (15) day period).
5. If the violation is not abated within fifteen (15) days from the date of sending notice by certified mail (or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the ACC) the ACC will send written notification to the Managing Agent of the continuing violation, with a copy to the resident in violation. The Managing Agent will then send the resident notice by certified mail of the time and place of a formal hearing by the ACC.
6. If, as a result of the hearing, the Managing Agent determines that the violation has either not been abated or that the resident is not making a good faith effort to abate the violation in a timely manner, the Managing Agent may impose fines, place liens on the resident's property and take further action in accordance with the Documents.

7. The above procedures do not preclude the Managing Agent of the Board of Directors from taking accelerated measures in the case of a violation which constitutes an emergency situation, provided that the resident in violation has been properly notified by certified mail, or such other notice as is reasonable under the circumstances, and that the action is consistent with the provisions of the Documents. Likewise, the Managing Agent or the Board may establish shorter notification periods for the correction of violations of the Community Standards and Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

In addition to the enforcement procedures detailed above the Declarant, Architectural Control Committee or the board of Directors may transmit a written request to an owner who has constructed a non-conforming improvement (one which does not conform to the Community Standards and Guidelines or which is not constructed in accordance with an approved application) to immediately remove the non-conforming improvement and restore the property to its original condition.

Should an owner fail to comply with such a request, the Declarant, the Board of Directors or the Architectural Control Committee shall have the right to remove the nonconforming improvement, restore the property to its original condition and demand reimbursement from the owner for all expenses incurred as a result of said action.

8. Work in Progress Violations:

If a resident is in the process of building an unapproved structure on his/her property and it is brought to the attention of the Managing Agent of Architectural Control Committee, the following procedures are to be used:

- Construction of the unapproved modification or change is observed and reported.
 - An immediate written request will be made to stop construction and to send a completed application to the Managing Agent for consideration by the ACC.
 - If no response is received from the resident in a reasonable time, the Board of Directors may seek an injunction in the court of law to stop work or pursue other remedies judged appropriate by the Board. If the Managing Agent or the Board determines that the violation has either not been abated or that the resident is not making a good faith effort to abate the violation in a timely manner, the Managing Agent or the Board may impose fines, place liens on property and take further action in accordance with the Documents.
 - A violation continues in the Associations file until the matter is resolved.
9. The above procedures do not apply to the failure of an owner to maintain a lot in good order and repair and free of debris, as required. All owners must maintain

their lots in accordance with the general maintenance standards detailed below. In the event of non-compliance with maintenance standards, the Board of Directors or Managing Agent may, after fifteen (15) days written notice to the owner (or such shorter notice period as determined by the Board in the event of an emergency situation), authorize the Association to enter upon the owner's lot and to perform any required maintenance at the expense of the owner. In the case of persons who fail to mow their lawn or have trash or debris visibly stored on their lot (other than neatly stored construction materials for an approved modification of the home or lot) the notice period shall be ten (10) days.

PROPERTY MAINTENANCE STANDARDS

- A. General Responsibility** Owning a property in Quarry Lakes includes assuming responsibility for proper maintenance of the exterior of the home, any exterior structure, such as fences or walls, and the turf and installed landscape materials.
- B. Maintenance of Houses and Existing Structures** As houses and structures such as sheds or decks age; their exteriors may become deteriorated in appearance. Houses may have trimboards that are chipped, peeling or rotted. House siding may rot or collect mildew on the boards, and siding, trim or a front door may be badly in need of paint. Screens may hang off doors and windows, and storm doors may be broken and hang from hinges. Decks and sheds may become unsightly and even unsafe as the wood deteriorates from aging and weathering. In all cases, the overall neglected and unkempt appearance of the structures may impact the Community as a whole, and could eventually lower property values. Each homeowner must maintain and make necessary repairs to these structures. Driveways, walkways, chimney flues, attic fans, etc. need to be checked regularly. Roofs should be checked on a regular basis, and gutters and downspouts should be cleaned of leaves and debris each year. Aluminum and vinyl replacements require regular inspection to see if the caulking remains watertight.
- C. Maintenance of Landscaping and Natural Areas** All portions of a lot which are not improved by an impervious surface or a structure must be maintained with grass (or other vegetation installed by a builder or approved by the Design Review Committee). No bare earth may be exposed on a lot (except for flower beds with appropriate approvals, as required.)
- Any natural or planted areas require regular maintenance also. If grass is not cut and is six (6) inches or higher, or if planting areas become overrun with weeds, the property will be referred to the Baltimore County Department of Environmental Protection. Homeowners must always take into account erosion, drainage onto neighboring properties, or flooding when they make modifications to their yards. Any dumping of branches, grass clippings, leaves, mulch or dead plants onto Community Property is prohibited. Trees and plantings on residential properties must be maintained by the homeowner.
- D. Maintenance of Yards** Bags of trash should always be kept in air-tight containers, and should be stored out of sight. Trash can be placed in designated areas to be picked up on pickup days. Trash receptacles must be removed from the curb within 24 hours. Yards are not areas for the storage of items, and they should be cleaned of litter, debris and old newspapers on a regular basis.

Construction materials required for the improvement of a home or lot should be neatly stored in as unobtrusive a location on the lot as possible when not in use.

- E. **Turf Areas** All turf areas on the lot must be kept neatly mowed during the growing season. Grass should not be permitted to exceed six (6) inches in height. Turf areas and other vegetation should be watered during dry periods; any dead plants, shrubs or trees should be immediately removed. Turf areas should be kept as weed free as possible. At no time should weeds exceed more than twenty five percent (25%) of the total turfed area.
- F. **Hedges, Trees and Shrubs** All hedges, trees and shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home.

MAINTENANCE STANDARDS GUIDE

The following kinds of maintenance problems may be cited for violation. This list should not be viewed as all inclusive, nor should it be inferred that all of the items listed below are allowed at Quarry Lake. Please refer to the Community Standards and Guidelines for specifics.

I. Roof Area:

- shingles missing
- clawing of asphalt shingles and/or extremely bad deterioration
- gutters and downspouts not secured to house, hanging down or missing
- gutters must be maintained
- rusted gutters/downspouts
- leaves and debris visibly hanging out indicating a blockage
- all downspouts must be maintained
- downspouts removed without ACC approval
- chimney flues rusted and paint chipped and peeling
- chipped and peeling paint
- original replaced with unapproved style and material

II. House:

1. House Siding and Trimboard:

- siding/trim board rotted in areas so a hole is created; siding/trim board covered with mold or mildew; siding/trimboard with chipped and peeling paint; siding/trim board wood is exposed due to or because of lack of paint; deteriorating caulking around windows, doors and baseboards worn; loose bricks; deteriorating bricks, or missing brick.
- broken or missing panes of glass
- torn screens
- trimboards are rotted, paint is chipped or peeling, trimboards are missing.

2. Windows:

- broken or missing panes of glass, torn screens
- deteriorated window frames
- missing mullions

3. Doors:

- broken or missing panes or glass
- torn screens
- loose or not firmly attached doors
- hardware: original replaced with non-conforming style
- original replaced with different areas of door left unpainted
- in need of paint

4. Shutters:

- broken or missing slats
- hanging or not securely attached
- in need of paint
- original replaced with non-conforming style/size

5. Window Boxes:

- loose and not properly attached
- in need of paint
- rotted wood requiring repair

6. Window Guard Rails (Metal or Wood):

- rotten and deteriorating wood - unsightly and unsafe, in need of paint
- mold and mildew
- removed without approval
- structural defects visible to eye
- missing sections or insecure fastening

III. Exterior Lighting

1. Broken, rusted, dented, bent out of shape
2. Broken glass
3. Missing or burned out light bulbs for extended period of time
4. Fixtures themselves in need of paint

IV. Steps:

1. loose or cracked- unsafe
2. gaps between house base and steps at ground level (created as house settles)

V. Walkway:

1. loose or cracked stones or cement
2. dangerously angled stones due to ground settling
3. unapproved, unprofessionally done, or unsafely placed timbers, stones, etc.

VI. Retaining Walls:

1. loose or cracked wood or stones
2. precariously angled walls
3. rotted wood
4. unapproved, unsafely, or unprofessionally constructed walls

VII. Garages:

1. siding/trimboards rotted so holes are created
2. siding/trimboards covered in mold or mildew
3. siding/trimboards with chipped or peeling paint
4. siding/trimboards down to bare or exposed wood
5. deterioration of caulking around windows, doors and baseboards
6. garage doors in need of paint
7. garage doors missing panels
8. garage doors dented and bent out of shape

VIII. Attic Vents:

1. rusted and in need of paint
2. removed and area filled in with unapproved material

IX. Fences:

1. broken and falling down
2. missing sections
3. replaced but not painted
4. post missing or rotted

0000054 295
COMMUNITY STANDARDS AND GUIDELINES

The specific Community Standards and Guidelines detailed below have been adopted by the Board of Directors.

AIR CONDITIONING UNITS The Architectural Control Committee will not approved applications for installation of window or wall air conditioning units (or fans of any type). Relocating exterior central air conditioning units will be considered. When installing or relocating an air conditioning unit, please take into account any adverse visual impact on adjoining properties. Application and approval are not required to replace an air conditioning unit in its original location.

ANTENNAS. SATELLITE DISHES/CABLE TV WIRES Satellite dishes, which are larger than one meter in diameter, are prohibited. Satellite dishes, which are one meter in diameter or less, television antennas and MMDS (multi-channel, multi-point distribution) antennas are permitted subject to the Rules for Installation of Antennas attached hereto as Appendix III (The "Antenna Rules"). A completed application (Notice of Intent to Install Antenna) for such devices must be filed with the ACC prior to installation. If permits are required by Baltimore Count for installation of any of the above devices, a copy of such permit must be provided with the application, in order for it to be considered complete.

ATTIC VENTILATORS Attic ventilators and turbines should be mounted on the least visible side of the ridge line so as to minimize their visibility.

BASKETBALL HOOPS It is the intention of the Community Standards and Guidelines that basketball hoops be placed away from the public realm. The basketball hoop may be installed only in the driveway.

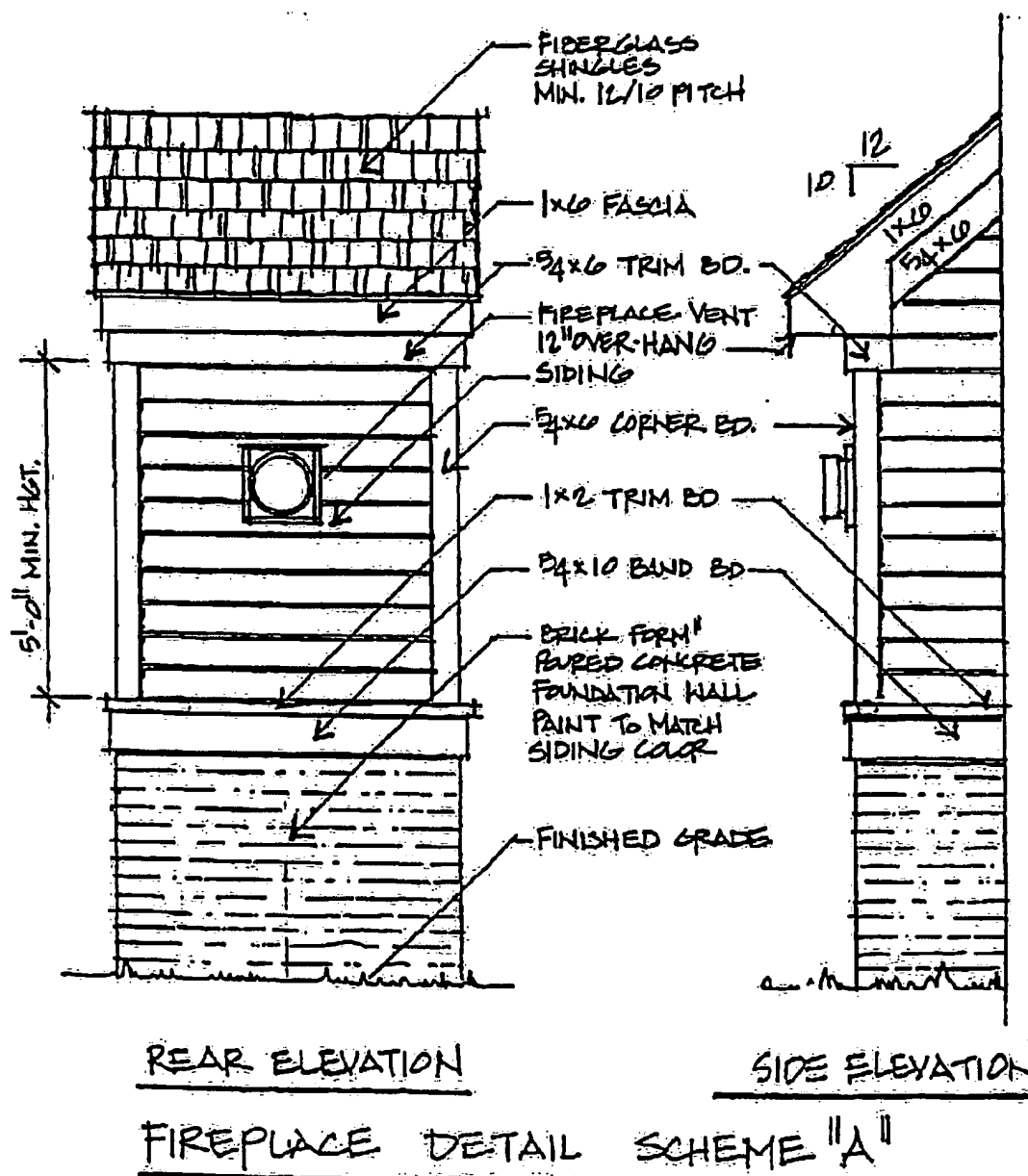
It is extremely important that each applicant contact MISS UTILITY 1-800-257-7777 to identify the location of any subsurface utilities in the vicinity of applicant's driveway before installing a pole for the basketball backboard in the ground.

All basketball hoops shall meet the following criteria:

1. Be permanently installed- no portable structures.
2. Backboards shall be clear or "smoke" (tinted gray) acrylic.
3. Portable basketball set-ups are prohibited.

CARPETING Indoor/outdoor carpeting and synthetic grass on any exterior surfaces (for example, front stoops, decks, patios, etc.) are prohibited.

CHIMNEY METAL FLUES Chimneys for fireplaces installed on the exterior of homes must match both the design and materials of original chimneys on similar houses in the Community. With the exception of the short side exiting exhaust flues used for gas fireplaces (which do not extend past the roofline), all chimneys must be brick or stone, and the brick or stone must match the house brick or stone (if any). No exposed metal flues (chimney stacks) will be allowed on the exterior walls of any homes. Flues will be considered on the upper $\frac{2}{3}$ of rear roofs.



CLOTHESLINES Clotheslines or similar apparatus for the exterior drying of clothes are prohibited.

DECKS All decks must be approved by the Architectural Control Committee. Homeowners are advised to consider the following:

Elevated and ground level decks are an extension of the house which can impact its exterior appearance and may affect the privacy of adjoining homes. Drawings submitted with the application do not need to be professionally done, but they must be to scale and show dimensions. Refer to the checklist for other information to be submitted with an application for a deck.

Any adverse drainage requirements, which might result from the construction of deck, patio, or screen porch, should be considered and remedied. Approval will be denied if the Board of Directors or the Architectural Control Committee believes that adjoining properties are adversely affected by changes in drainage. The use of a partially porous surface or installation of mulch beds adjacent to a deck, patio, or porch are ways to offset drainage concerns. The following factors will be considered in review of applications:

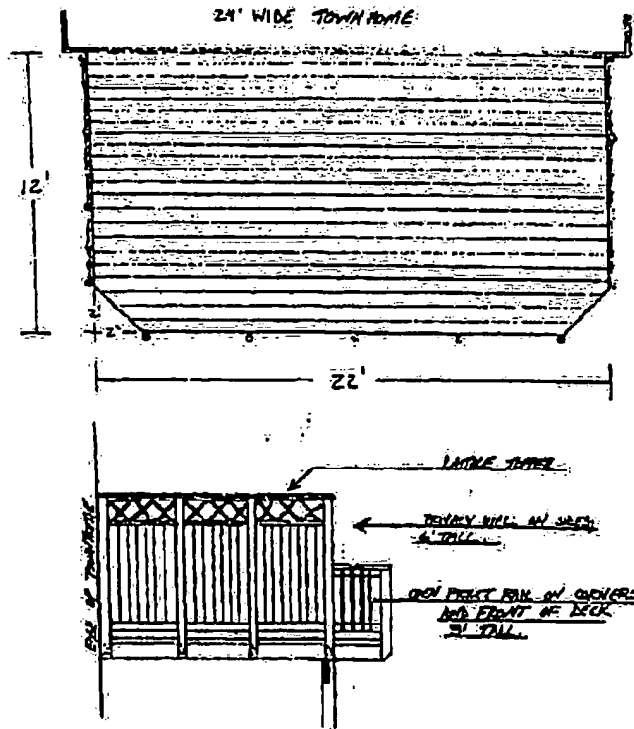
1. **Location:** Decks and patios should generally be located in rear yards. Side yard locations may be evaluated on their individual merit. Decks are prohibited at sides and frontages. The privacy of adjacent homes, aesthetics, visibility and other positive/negative features will be considerations in evaluating the location. Decks must be located within lot lines. No deck may intrude in any manner into Community Property. Decks cannot be built in non-construction easements.
2. **Scale and Style:** Decks and patios, particularly elevated decks, should be of a scale which is compatible with the home to which attached, adjacent homes and the environmental surroundings. When there is a deck less than 6' in height from the ground, white lattice either in painted wood or vinyl is required. The lattice must be applied so all exposed areas under the deck are hidden.
3. **Materials:** Decks and stairs shall be cedar or high quality (No. 2 southern yellow pine or better) pressure-treated wood. Composite wood ("Trex" or equal) may be used for walking surfaces. Rails may be vinyl or pressure treated wood stained white.
4. **Color:** All vertical surfaces shall be painted or stained white.
5. **Stairs:** Stairs should not be placed so they provide direct access to the deck from the front of the home. Stairs are not to be visible from the front view of property or street.

6. Landscaping: Landscaping around decks, patios, and screened porches is strongly encouraged to soften comers and views from adjacent lots and to offset drainage concerns.
7. Privacy Screens/Walls: Privacy screens or walls attached to decks on or above ground require an application to the Architectural Control Committee.

FENCING

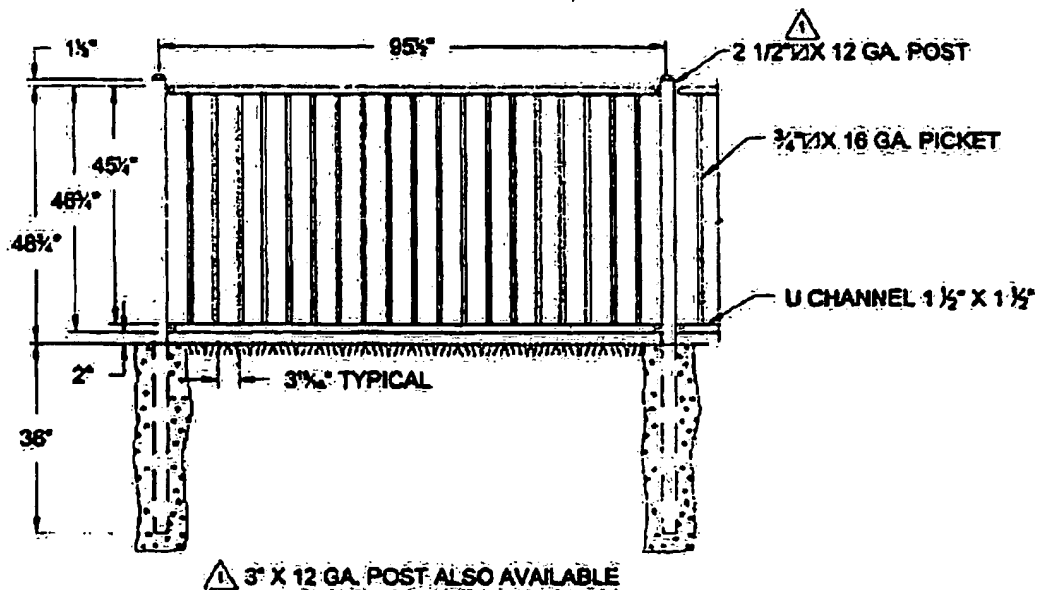
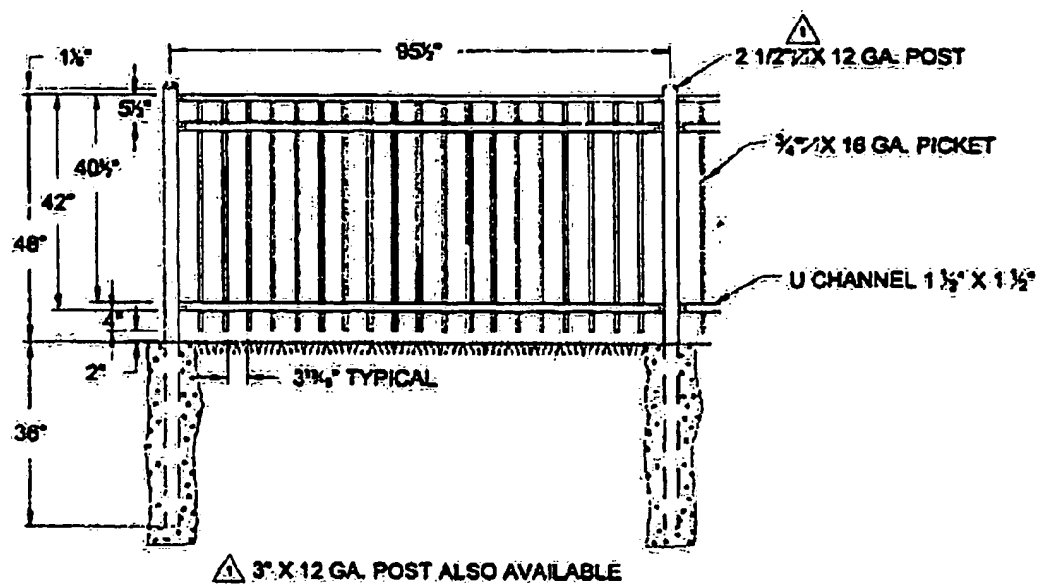
1. Fence: A specific fence design is required for Privacy Fencing (enclosed in this packet). The fencing will be 5' high with 1' lattice on top. An application is required. The detail is outlined in the attachment for Privacy screening.
2. Gates: Gates may be installed on perimeter fencing and cannot be more than 4' in width.
3. Perimeter fences: May not be installed forward of the rear comers of the home.

DECK PRIVACY SCREENING



FRONT RAIL DETAIL



**FLUSH****NON-FLUSH**

DOG HOUSES AND DOG RUNS: Dog houses, kennels and dog runs are prohibited.

EXTERIOR DECORATIVE OBJECTS: Approval will be required for all exterior decorative objects, whether natural or man-made, which are not part of the original construction design, either as a standard or optional feature. Examples include but are not limited to: bird houses, bird baths, driftwood, weather vanes, sculptures, and fountains, free standing poles of all types, house address numerals, and any items attached/unattached to approved structures.

These will be evaluated in terms of their general appropriateness, size, location, compatibility with architectural and environment design qualities and visual impact on the neighborhood and the surrounding area. Sculptures, garden statues, bird baths, bird houses and similar items are restricted to rear yard locations and should not be visible from the front yard or a street. No more than six above mentioned items will be allowed.

EXTERIOR LIGHTING: Lighting which is part of the original structure may not be altered without approval of the Architectural Control Committee. Proposed replacement or additional fixtures must be compatible in style and scale with the applicant's house.

No exterior lighting shall be directed outside of the applicant's property. Proposed additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

EXTERIOR PAINTING: An application is not required in order to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to siding, doors, shutters, trim, roofing and other appurtenant structures.

FIREWOOD: Firewood stored on a lot shall be kept neatly stacked and shall be located to the rear of the residence and in such a manner as to avoid adverse visual impact for adjoining properties. Screening may be required in certain cases.

Firewood should be stacked in piles which do not exceed eight feet in length and four feet in height for both aesthetic and safety considerations.

Other than a limited quantity of firewood intended for immediate use, firewood shall not be stacked on patios or decks.

FLAGPOLES: Permanent, free standing flagpoles are prohibited. Temporary flagpole staffs which do not exceed six feet in length and are attached at an incline to the all or pillar of the dwelling unit do not require approval by the Architectural Control Committee.

GREENHOUSES: A greenhouse will be treated as a major alteration to a dwelling unit and subject to the same level of review. Only greenhouses which are attached to the dwelling unit are permitted. Greenhouses must meet the following additional criteria to be approved.

1. The scale and design must be architecturally compatible with the home and surrounding homes.
2. There shall be no adverse visual impacts for adjoining properties. The installation of landscape materials to provide a visual screen is encouraged and may be required as a condition of approval.

GUTTERS AND DOWNSPOUTS: All gutters and downspouts, including replacements, must conform in color and design to those installed originally. Any addition of new gutters or downspouts, or a change in location of an original gutter or downspout, requires ACC approval. Gutters and downspouts must not be located in such a manner as to adversely affect drainage onto neighboring properties. Black tubing used for additional drainage purposes must be buried underground and directed away from adjacent properties. Splash blocks must be black or green plastic or unpainted concrete.

HOT TUBS/SPAS: Exterior hot tubs or spas must be located either on the deck or on the ground level of the rear yard adjacent to the dwelling unit and must receive ACC approval. The incorporation of hot tubs as a design feature of a deck or patio is encouraged. The exterior finish of an elevated hot tub or spa should blend with the exterior finish of the home, deck or patio to which attached or most closely related.

The tub or spa must be screened appropriately with either evergreens or privacy fencing or both depending on location. Soft muted colors that blend with the natural surroundings are suggested.

Tubs or spas recessed into decks are preferred over free-standing hot tubs. If free-standing, the tub/spa must be enclosed on all sides with natural wood. Visibility and location will be considered along with the impact on adjacent properties for all approvals.

LANDSCAPING: Application and review is not required for the following modifications:

1. Planting of annuals or perennials in existing beds.
2. Installation of black plastic edging or green metal edging around existing or approved beds, provided that it is installed to be below the height of the top of the grass.

3. Installation of vegetable and flower gardens, provided that they are located in the rear yard, are not more than one-sixth of the rear yard size, and do not create an annoyance to neighboring properties in terms of adverse drainage conditions, overgrowth of plantings or unsightliness. No offending odors should be created as a result of any garden. Fruit and vegetables should not be left to decay upon the ground. During winter, soil should be turned over. Any other landscaping modifications, including the following, require application and review by the ACC.

The planting of bamboo stalks or kudzu will not be approved these particular plants have fast-growing roots, which can spread onto adjoining properties, and are very difficult to remove once the roots are established.

In general, landscaping in the rear yards of private lots requires an application if:

1. Topography is being altered.
2. A hedge or plantings, intended to screen a view, is requested.
3. A paved surface is requested.
4. More than 50 percent of the groundcover is to be altered.
5. Plantings are proposed within 10 feet of any property line.
6. A wall, decorative or structural (retaining) is requested.

If in doubt about whether a landscaping proposal requires an application, it is always better to submit an application.

PATIOS: All patios require approval. In general, patios should be built in rear yards of private lots. Patios shall be built flush with the ground. Patios may be made of brick or flagstone. Concrete pavers, stained and stamped concrete may be used when the patio is not visible from a public space. Any adverse drainage requirements, which might result from the construction of a patio, should be considered and remedied. The use of a partially porous patio surface in the installation of mulch beds adjacent to the patio is one way to eliminate drainage concerns.

RECREATION AND PLAY EQUIPMENT: Semi-permanent play equipment, which either constitutes a structure or is appurtenant to an existing structure, requires approval. Examples include sandboxes, play-houses, swing-sets, etc. The following factors will govern approval of such equipment.

1. **Location.** It is the intention of the Community Standards and Guidelines that children's play equipment be placed away from the public realm. The appropriate location for children's play equipment is in rear of private lots.

Additionally, children's play equipment should be well maintained, screened view from the Public realm, and shall not be placed beyond the lines of the house or garage.

2. **Scale and Design.** The equipment should be generally compatible with the lot size. The design and any visual screening are additional considerations in evaluating whether or not there will be an adverse visual impact.
3. **Materials.** Equipment constructed of wood and left in a natural condition to weather and blend with the natural environment is recommended.

SECURITY BARS. In general, the use of security bars or grates on windows and doors will be prohibited. Exceptions may be made where the security apparatus will not be visible from the street and from adjoining properties. Homeowners concerned about the security of their residence are advised to consider alternatives, including alarms and sophisticated lock systems.

SIGNS.

1. **Real Estate Signs.** Only real estate sign, not to exceed four (4) square feet in area advertising a property for sale or rent may be displayed on a lot. Signs may only be placed in the front yard of available properties. Signs must be removed within one week following the sale or rental of a home.
2. **Security Signs.** Two security signs, each not exceeding a total of sixty-four (64) square inches may be posted on the property. Only one such sign may be posted forward of the front plane of the home. The approved location shall be at the front door. A second sign may be posted in the rear yard. All other signs are prohibited including but not limited to commercial and home office advertisements.

SKYLIGHTS. Skylights should be located such that they are not visible from the front of the dwelling unit or a street. Consideration will be given to skylights on the front side of the roof ridgeline only if constructed flush with the roof.

SOLAR PANELS. Solar panels and solar collectors are prohibited.

STORAGE SHEDS.

1. **Single-Family Homes.** Storage sheds for single-family detached units must be within 3 inches of the rear of the dwelling unit and must adhere to the guidelines below:

- a. **Design.** The architectural design of the shed should be compatible with the design of the home.
- b. **Size.** Sheds should not exceed 48 square feet of floor space and six feet in height at the highest point.
- c. **Materials.** The finish materials must be identical to those for the home.
- d. **Colors.** The color scheme must be the same as for the home.
- e. **Roof.** The roof slope and the type and color of roofing material should match the house.

STORM/SCREEN DOORS. Only full view storm doors, defined as doors where the glass covers at least 80 percent of the door surface, are permitted. Provided that this criterion is met, there is latitude for a number of door styles. Approved door styles are illustrated in Appendix II. Doors with other decorative treatment, such as grills, are not permitted. Doors must be painted the same color as entry door or the adjacent trim. If a storm door meets the aforementioned requirements an application is not required.

STORM DOOR DETAIL

Five acceptable "full view" style storm doors are illustrated below. Door 1 is the preferred style. Door 2 has a wide border, Door 3 is a style, which can either have removable glass or screen panels, which can have self-storage of glass, or a screen in the lower panel, Door 4 has kick plate and Door 5 has a wide border and a kick plate.



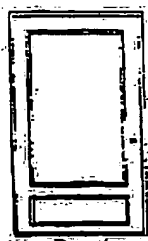
Door 1



Door 2



Door 3



Door 4



Door 5

TREE REMOVAL. No live trees with a diameter in excess of 4 inches, measured 12 inches above ground, nor flowering trees in excess of 2 inches similarly measured, no live vegetation on slopes of more than 20 percent gradient or marked "no cut" areas on approved plans, may be cut without the prior approval of the Architectural Control Committee.

WALKWAYS. Approval is required for a change in an existing walkway or the construction of a new walkway. Materials to be used should be compatible with existing materials in the Community (e.g., flagstone, brick, or poured concrete). Long stretches of poured concrete should be avoided, and walkways of wood decking will generally not be approved.

WINDOWS. Architectural Control Committee approval is required to add new windows in walls. Windows must match the existing house windows. The size of the window trim and frame must match that of the other windows as closely as possible. All trim details must be duplicated. The color of the window frame and trim must match the existing windows.

WINDOW DIVIDERS. Window dividers (mullions) installed in original windows must be retained. The Managing Agent can assist with information on where to obtain replacements for broken or lost dividers.

MISCELLANEOUS. Exterior lighting shall be incandescent.

The following are prohibited at frontages or the front half of interior side yards: air conditioning equipment, utility meters, garbage cans, permanent grills, rock gardens and vegetable gardens, recreation and play equipment, hot tubs and spas, etc.

The following are prohibited: window air conditioning units, above-ground pools (except those of the inflatable variety).